



Canford Avenue, Bournemouth, Dorset

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Asking Price **£350,000**

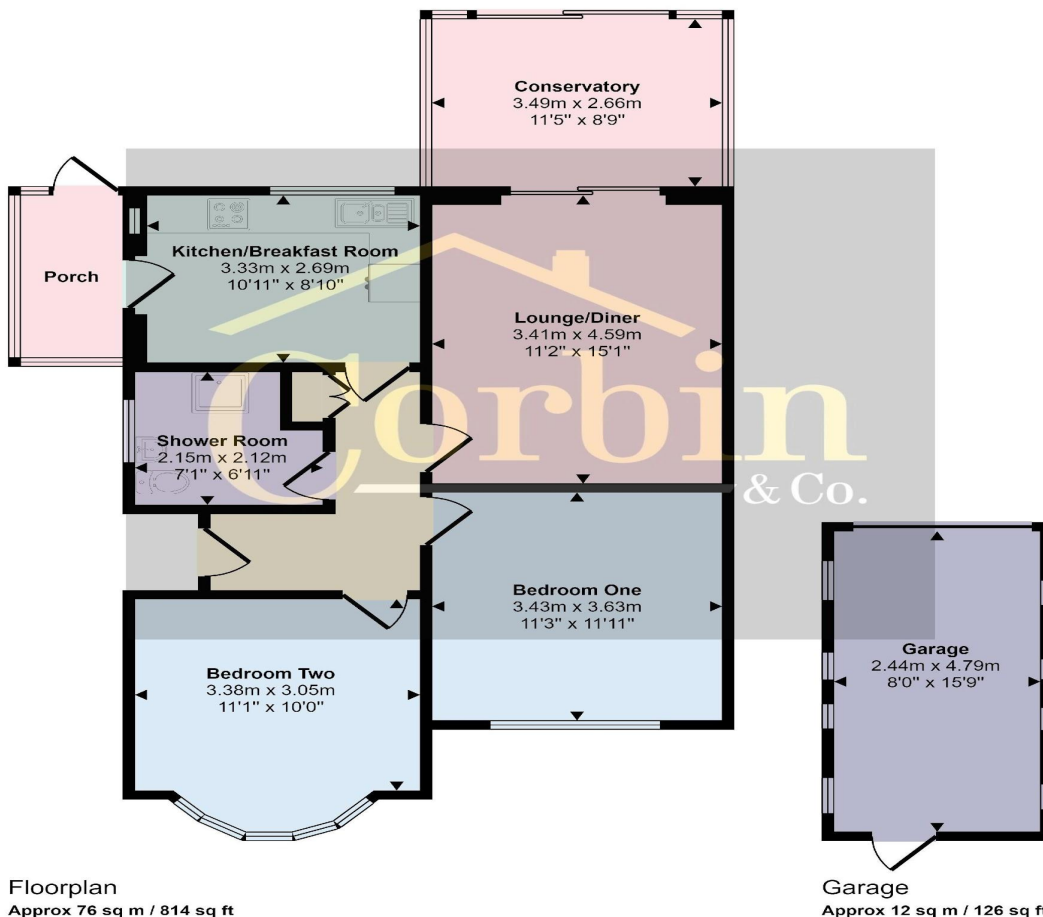


Corbin & Co are delighted to welcome to Canford Avenue, Wallisdown, BH11. This delightful detached bungalow is a hidden gem, offering a fantastic location with mesmerizing views over the tranquil Turbury Common Nature Reserve. And the best part – there's no forward chain, meaning you can make it your dream home in no time! While this property requires cosmetic modernisation throughout, the potential is simply endless. As you step inside, you'll be greeted by a spacious and inviting lounge/diner, tucked away at the rear of the property. The sliding doors open up to a charming conservatory, offering panoramic vistas of the beautiful rear garden. Imagine sipping your morning coffee while enjoying this serene view. Adjacent to the lounge/diner, a delightful kitchen/breakfast room with a porch awaits. With plenty of space to unleash your culinary creativity, this area promises many delicious gatherings. As you explore further, you'll find two double bedrooms, perfectly positioned at the front of the bungalow, ensuring peaceful nights of rest. A well-appointed shower room completes the repertoire of this delightful home. Speaking of the outdoors, prepare to be captivated by the stunning rear garden, mainly laid to lush green lawn with established flowerbeds and even your very own fruit tree! Step onto the patio area, which conveniently abuts the rear of the property, creating a seamless flow between indoor and outdoor living. Meander down the pathway that gracefully leads you to the single garage, providing secure parking accessed from the rear via a convenient lane. The front garden is thoughtfully tiered and laid to paving, effortlessly offering ease of maintenance. A charming flowerbed hugs the front boundary, enhancing the property's curb appeal. But that's not all! This bungalow presents an incredible opportunity to expand and customize. With necessary local permissions, you can extend either to the rear or even up into the loft – imagine the additional space and possibilities that await you in this wonderful home! Alongside its remarkable attributes, this home is conveniently situated within easy reach of local shops, buses, a supermarket, and a range of amenities. Finding medical assistance is a breeze with a nearby doctors surgery at hand. Nature enthusiasts and pet owners will delight in the proximity to the Turbury Common Nature Reserve, providing picturesque walks and ideal spaces for frolics with your furry friends. Just a short drive away, discover the vibrant Kinson High Street. Indulge in an array of eateries, enjoy leisure activities at the local center, and peruse inviting coffee shops and the library. Additionally, if you're in the mood for a shopping spree, a nearby retail park awaits your exploration. Don't miss out on the opportunity to view and make this potential-filled property your own. Contact us now on 01202 519761 to book your private viewing and pave the way to your future dream home!





Approx Gross Internal Area
87 sq m / 940 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

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